

LEASE FOR SALE – PRIME LOCATED BAR & RESTAURANT

SUBURBAN GREEN, 4 HAWTHORN LANE, WILMSLOW, SK9 1AA

LBL Real Estate
licensed | beds | leisure

**** CONFIDENTIAL DISPOSAL – STAFF NOT AWARE ****



SUBURBAN GREEN, 4 HAWTHORN LANE, WIMSLLOW, SK9 1AA

KEY FEATURES

- Extremely prominent location on Hawthorn Lane in the heart of Wilmslow Town Centre.
- Situated within Wilmslow's premium bar restaurant circuit.
- Signature bar restaurant venue which has been developed and fitted out to an exceptional standard over ground and first floors with extensive external terraces.
- Extends to 2,406 sq ft with additional 250 sq ft ground floor extendable restaurant / function area 'The Box' which benefits from a fully retractable roof system and heaters.
- Large trading area with 94 covers to the ground floor (inclusive of the 'Box') and 64 covers to the extensive south facing terrace.
- Well established, profitable and highly popular neighbourhood bar restaurant business focussing on all day casual dining with a carefully crafted small plates menu, classic cocktails, craft beers and fine wines.
- Rare late night weekend premises license.
- Property is currently held on a 10 year lease Ltd from 24th September 2024 (9.5 years unexpired) at a rent of £50,000 pa plus VAT.
- Lease premium offers in the region of **£225,000** are invited for assignment of the lease and the purchase of the premises license and the fully fitted premises (save for any third party / leased items).



SUBURBAN GREEN, 4 HAWTHORN LANE, WIMSLOW, SK9 1AA

Ground Floor Trading Area



SUBURBAN GREEN, 4 HAWTHORN LANE, WIMSLLOW, SK9 1AA

The Box & External Areas



SUBURBAN GREEN, 4 HAWTHORN LANE, WIMSLOW, SK9 1AA

LOCATION & SITUATION

- Wilmslow is an affluent town situated approximately 11 miles south of Manchester. The town of 26,000 people (2021 census) hosts a wealth of restaurants, bars, retailers and offices.
- The subject Property occupies a prominent position on Hawthorn Lane, just off Green Lane, Wilmslow's principal retail pitch. Situated within Wilmslow's premium bar restaurant circuit, adjacent and nearby occupiers include Piccolino Grande, Farrow & Ball, Waitrose, Potyo, Cibo, The Grove, Rex Cinema, Stolen Lamb, Juniper, Wood Fire Smoke, Gails and the Aston Martin showroom.

DESCRIPTION

- The Property comprises an exceptional quality end terraced two storey building of brick construction with extensive glazed frontage and a large rear ground floor extension under a pitched tile roof. The bar restaurant is arranged over ground and first floors with rear customer / service entrance from the rear car park. Suburban Green an exciting and well established bar restaurant opened In 2017 following significant redevelopment and investment into the building. The rear extension was completed in 2019 with significant overhaul of the external terrace. The Property is arranged as follows:
- Ground Floor (60 covers):** Entrance lobby into large open plan trading area with bifolding glazed frontage, central feature bar servery, large seating area with booth seating, high tables, fixed perimeter seating and a range of loose tables and chairs, disabled W/C and glass wash area. Rear entrance via the Box into the rear car park.
- The Box (34 covers):** Fully self contained additional restaurant, function and event space to the rear. The box benefits from a fully retractable roof with external heaters to convert seamlessly into an open terrace during warm weather.
- First Floor:** Feature stairwell up to open landing with male / female W/C, full commercial kitchen, additional food prep area with walk in fridge, managers office and staff room.
- External Terrace (62 Covers):** Extensive side and front terrace (south facing) for Al Fresco dining and arranged with numerous high tables and chairs with the benefit of awnings and external heaters.

THE BUSINESS

- Suburban Green comprises a well established hospitality group comprising Suburban Green – Wilmslow (opened 2017), Suburban Green Macclesfield (opened 2022) and The Wine Cellar, Wilmslow (Opened 2024). The subject venue forms an eclectic neighbourhood bar restaurant venue focussing on all day casual dining, drinks and functions / event celebrations with a carefully crafted small plates menu, classic cocktails, craft beers and fine wines. The Box with its retractable roof together with the large south facing external front terrace offers a wide range of exciting uses all year round. The venue generated a turnover of £1,230,000 for YE December 2024 (£23,650 pw).
- This confidential disposal offers a perfect opportunity for an ingoing Purchaser to acquire a high quality, and profitable bar restaurant business in the heart of Wilmslow town centre, with potential to expand the offering to further develop the various revenue streams.

Floor Area (NIA Basis)

Floor	SQ M	SQ FT
Ground	104.97	1,130
Ground (The Box)	23.22	250
First	95.34	1,026
Total	223.53	2,406

EPC

The Property EPC is currently under preparation.

SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water, 3 phase electricity, air conditioning / air handling system, CCTV and fire system throughout.

RATEABLE VALUE

£21,750 with effect from April 2023. Rates Payable are in the region of £10,875 which is based on the business rates multiplier of 49.9p. For the avoidance of doubt, the business rates are the responsibility of the Tenant.

PREMISES LICENSE

The Property benefits from a premises license for the service of alcohol: Sunday to Thursday: 10.00 am to 23:30 pm and Friday to Saturday 10.00 am to 01:30 am. A copy of the premises license can be provided to interested parties.

PLANNING

We understand the property is not Grade II listed and is not located within a conservation area. We note the property benefits from an existing A4 bar restaurant planning Consent. All planning enquiries should be directed to Cheshire East Council.

LEASE

The Property is held on a 10 year full repairing and insuring (FRI) lease from 29th September 2024 (9.5 years unexpired) at an annual rental of £50,000 plus VAT. There is a Tenant break option on 31st October 2029 (break penalty of ½'s rent and 3 yearly rent reviews).

PRICE

Lease premium offers in the region of **£225,000** are invited for assignment of the lease and the purchase of the premises license and the fully fitted premises (save for any third party / leased items).

FURTHER INFORMATION & VIEWINGS

Further information is available to interested parties (lease, planning consent, floor plans and construction drawings). Confidential trading information is available to credible interested parties upon signing an NDA. Viewings are to be arranged solely through the Joint Agents; LBL Real Estate Ltd or Man of Leisure Ltd. Direct approaches to the onsite staff is not permitted.

DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd or Man of Leisure Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited & Man of Leisure Ltd

March 2025.

CONTACT



Nick Huddleston MRICS
T: 0161 327 3685
M: 07791 251745
nick@lblrealestate.co.uk

Marcus Green
M: 07855 461656
Marcus@man-of-leisure.co.uk